

On Thursday, February 20, 2014 at 7:00 pm a regular meeting of the Plan Commission was called to order. Roll Call. Present: Chair Eric Larson, Rick Andersen, Mike Mellott, Rene Morris, and Steve Munson. Absent: Karen Chevalier and Bob Conklin.

Also present were City Planner Dustin Wolff, City Attorney Ron Coplan, Building and Zoning Superintendent Amanda Schmidt, and City Clerk Marie Rombouts.

Rene Morris made a motion to approve the minutes from the January 16, 2014 meeting; seconded by Steve Munson. Voting: Ayes – Andersen, Mellott, Morris, Munson, and Chair Larson. Nays – None. Motion carried.

Superintendent Schmidt reported that the Council approved the extension of the Special Use Permit for the Ybarra Sports Complex to January 1, 2015.

Superintendent Schmidt recommended that the petitioner, Northwest Illinois CILA, LLC, withdraw their petition. The changes to the zoning code to be discussed at this meeting will address their request to construct a community residence.

Steve Munson made a motion to raise the petition from Northwest Illinois CILA, LLC from the table to amend the City Code to allow a Large Community Residence as an R-1 Special Use; seconded by Mike Mellott. Voting: Ayes – Andersen, Mellott, Morris, Munson, and Chair Larson. Nays – None. Motion carried.

The petitioners asked to withdraw their petition.

Steve Munson made a motion to accept the withdrawal of the petition from Northwest Illinois CILA, LLC; seconded by Rene Morris. Voting: Ayes – Andersen, Mellott, Morris, Munson, and Chair Larson. Nays – None. Motion carried.

Chair Larson opened a public hearing at 7:10 pm for the proposed zoning code changes to community residences, shared housing, and assisted living facilities. Superintendent Schmidt stated that publication in the *Daily Gazette* was made. No fees were applicable and no specific property is involved so no owners were notified and signage was not necessary.

Planner Wolff explained this code revision was in response to the petition regarding community residence facilities. The revisions presented meet the needs of the petitioner and reflect state guidelines. All zoning requirements for community residences are located in one area instead of referring to specific districts and different sections of the code. Licensing and permitting reflect the state statutes and should not

need updating as those statutes are amended. Lot size requirements are based on each specific district. The City's requirement for distance between facilities is greater than the state's requirements. "Green Space Requirements" were added.

These revisions could go to the Council on March 3 for approval.

Chair Larson closed the public hearing at 7:40 pm.

Mike Mellott made a motion to recommend to the City Council approval of the revision to the zoning code for community residences as presented with the revisions discussed; seconded by Steve Munson. Voting: Ayes – Andersen, Mellott, Morris, Munson, and Chair Larson. Nays – None. Motion carried.

Planner Wolff reported that he has been working with City staff on the zoning code. A working draft will be presented through upcoming meetings. The goal is to have a zoning code that is friendlier to use for City staff and prospective business owners. The code is being evaluated for what works, what doesn't apply any longer, and what works somewhat. We want to reach different perspectives. Changes can be made to reflect values of the community in coordination with the Comprehensive Plan.

Steve Munson stated we need a valid sampling from the public. Planner Wolff recommended Council investment, as well. Attorney Coplan reminded the Commission that the Council views the zoning code from a different perspective.

Plan Commission agreed that Alderman Joe Martin, as liaison, and Alderman John Stauter, former Commissioner, be asked to meetings throughout the review to keep the Council abreast of progress. It was suggested to take monthly reports to the Council instead of the entire project at the end.

Wolff explained that drafts will be dated. Black print will represent existing code, blue print will be proposed changes, and red print will be Plan Commission recommendations.

With no further business to discuss, the meeting was adjourned at 8:33 pm.

Marie Rombouts
City Clerk